

The background of the entire page is a photograph of a row of houses, including a prominent stone house on the left and several wooden houses to its right. A solid blue horizontal bar is positioned at the top of the page, above the title text.

Lancaster County

Growth Tracking Report

1994-2001

Lancaster County Planning Commission

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November 2002

Introduction

This Growth Tracking Report contains information on development and land conversion in Lancaster County for the years 1994 through 2001. This report evaluates the effectiveness and implementation of Lancaster County's Growth Management Plan (1992).

The Growth Management Plan identified 13 Urban Growth Areas (UGA). These areas are contiguous to Lancaster City and the County's 18 boroughs. Each Growth Area is defined by an Urban Growth Boundary (UGB). Lancaster County's first UGAs were established in 1993.

In addition to establishing Urban Growth Areas, Lancaster County's municipalities have also established Village Growth Areas (VGA). These areas encompass Lancaster County's villages and are defined by a Village Growth Boundary (VGB).

44 of the county's 60 municipalities are actively participating in the implementation of Growth Areas in Lancaster County.

- ◆ 14 have established Urban Growth Areas
(2 of these 14 are also developing Village Growth Areas)
- ◆ 9 have established Urban and Village Growth Areas
- ◆ 4 have established Village Growth Areas
- ◆ 1 is developing Urban and Village Growth Areas
- ◆ 1 is developing an Urban Growth Area
- ◆ 3 are developing Village Growth Areas
- ◆ 12 have adopted 2010 target populations and/or endorsed UGAs

9 municipalities which are affected by urban growth, are not actively participating in the implementation of Growth Areas in Lancaster County.

- ◆ 2 townships targeted for Urban Growth Areas have not adopted them (East Drumore and Providence)
- ◆ 7 boroughs have not adopted target populations

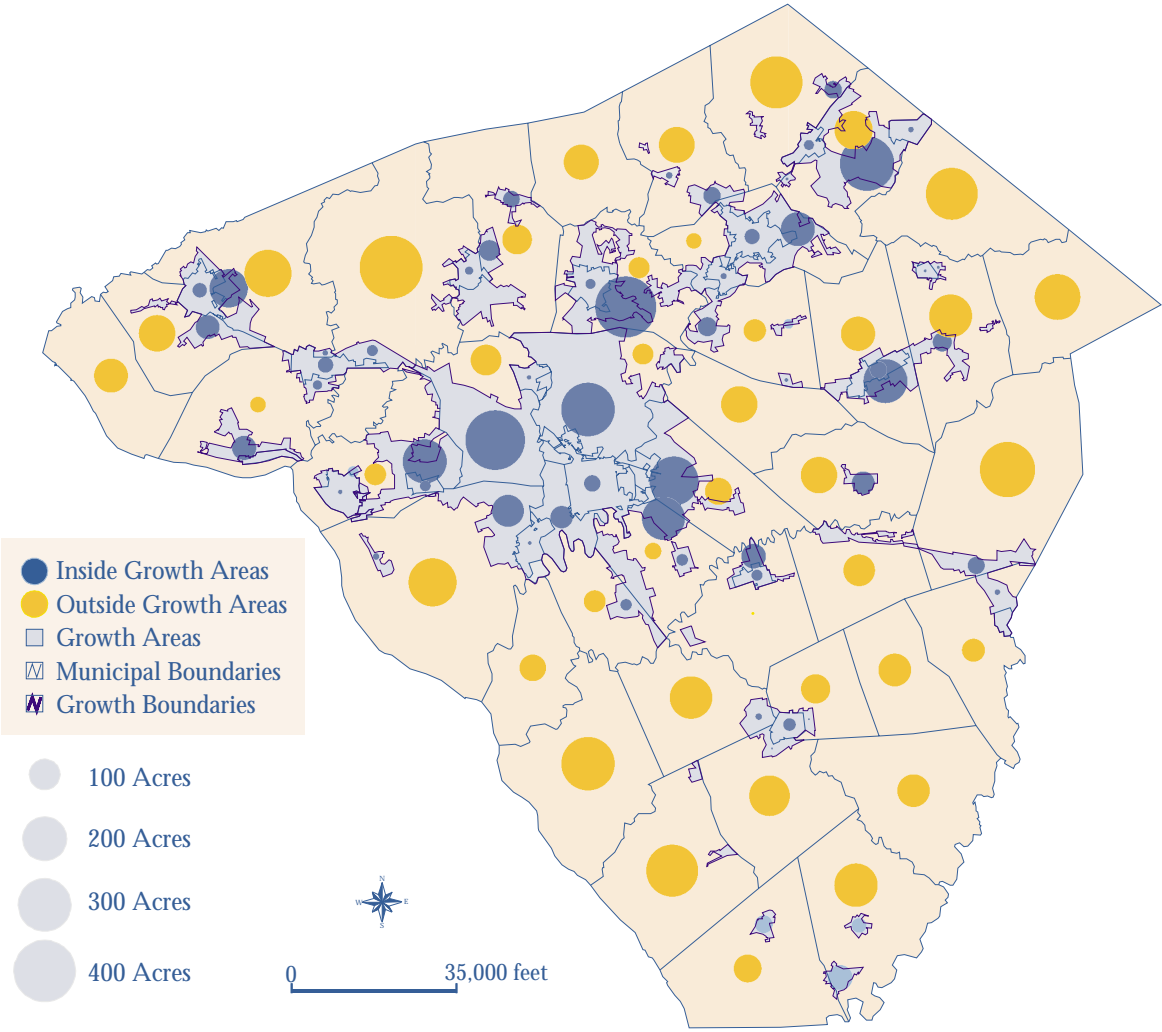
Since its inception in 1998, the Lancaster County Growth Tracking System has been an evolving system. The Lancaster County Planning Commission has continually improved the computer programs that provide data for the growth tracking system. Because this is an evolving system, the Planning Commission has re-run data for previous years each time a report has been produced.

For the following reasons, the data in this report should not be compared to the data in previous growth tracking reports:

- ◆ Dynamic nature of the parcel-based data that is input to the system
- ◆ Modifications to Urban and Village Growth Boundaries
- ◆ Changes to tax parcel boundaries
- ◆ Elimination of double counting of some commercial and industrial development
- ◆ Shift in tracking from total acres developed to vacant-*buildable* acres developed

Lancaster County Growth Boundaries

Land Development in Lancaster County Acres Developed 1994–2001



Development in Lancaster County

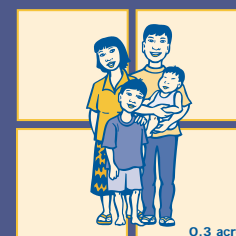
Acres Converted for Development

10,368 acres were developed in Lancaster County from 1994 - 2001.

- ◆ 71% (7,339 acres) of land development or conversion was for residential use.
- ◆ 62% (6,382 acres) of the total land area developed or converted was located outside Growth Areas.
- ◆ 38% (3,986 acres) of the total land area developed or converted was located inside Growth Areas.

Approximately 1,300 acres were developed on average each year between 1994 and 2001.

- ◆ This amounted to 0.3 acre for each person added to the County's population.



For each person added to the County's population between 1994 and 2001, 0.3 acre was converted for development.

| Lancaster County Land Development Acres Consumed (1994-2001) | | | | | |
|---|---------------|--------------|--------------|------------|------------|
| Location | Total | Residential | Commercial | Industrial | Other |
| Inside UGAs | 3,650 | 2,278 | 790 | 298 | 284 |
| Inside VGAs | 336 | 328 | 4 | 1 | 4 |
| Outside UGAs/VGAs | 6,382 | 4,733 | 764 | 350 | 535 |
| Total | 10,368 | 7,339 | 1,558 | 649 | 823 |

Residential Development

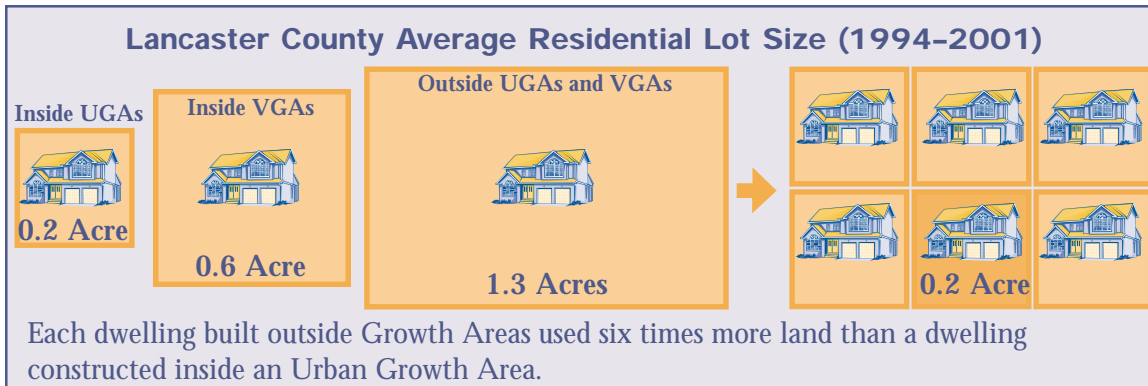
15,572 new dwellings were built in Lancaster County from 1994 - 2001. This was an average of 1,945 dwellings per year.

- ◆ 11,729 new dwellings (75% of total dwellings built) were built INSIDE Growth Areas.
 - ◆ 11,171 new dwellings were built in UGAs.
 - ◆ 558 new dwellings were built in VGAs.
- ◆ 3,843 new dwellings (25% of total dwellings built) were built OUTSIDE Growth Areas.

The average density of all new residential development in Lancaster County was 2.1 dwellings per acre.

- ◆ Inside UGAs the average density was 4.9 dwellings per acre.
- ◆ Inside VGAs the average density was 1.7 dwellings per acre.
- ◆ Outside UGAs and VGAs the average density was 0.8 dwellings per acre.

Development in Lancaster County



Development INSIDE Growth Areas

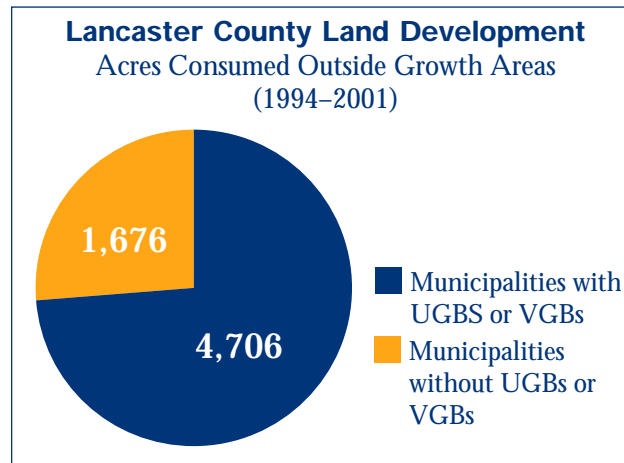
3,986 acres were converted for development in Growth Areas during 1994 - 2001.

- ◆ 3,650 acres were converted in Urban Growth Areas.
- ◆ 336 acres were converted in Village Growth Areas.
- ◆ 2,606 acres were converted for residential development inside Growth Areas. This amounted to 36% of all land consumed for residential development.
- ◆ 75% of all new dwellings were built inside Growth Areas.

Development OUTSIDE Growth Areas

6,382 acres were developed outside Growth Areas during 1994 - 2001. This land consisted of 3,825 acres of farmland and 2,557 acres of conservation land.

- ◆ 74% (4,706 Acres) of land conversion outside Growth Areas occurred in 31 municipalities that have draft or adopted Growth Areas.
- ◆ 26% (1,676 acres) of land conversion outside Growth Areas occurred in 9 rural municipalities that have no draft or adopted Growth Areas.



4,733 acres of the total land conversion outside Growth Areas was for residential use. These 4,733 acres accounted for:

- ◆ 64% of the total land converted for residential use.
- ◆ 25% of new dwellings built during 1994–2001.

| Lancaster County Land Development Acres Consumed Outside Growth Areas (1994–2001) | | |
|---|--------------|------------|
| Development Type | Acres | % of Total |
| Residential | 4,733 | 74 |
| Commercial | 764 | 12 |
| Industrial | 350 | 5 |
| Other | 535 | 8 |
| Total | 6,382 | 100 |

Development in Lancaster County

Fastest Growing Urban Growth Areas

Fastest growing UGAs in terms of number of new dwellings built during 1994–2001:

| | | |
|---------------------------|---------------------|-------------------------|
| Central Lancaster (5,408) | Elizabethtown (767) | Cocalico (642) |
| Lititz-Warwick (1,675) | Ephrata-Akron (718) | Columbia-Marietta (555) |

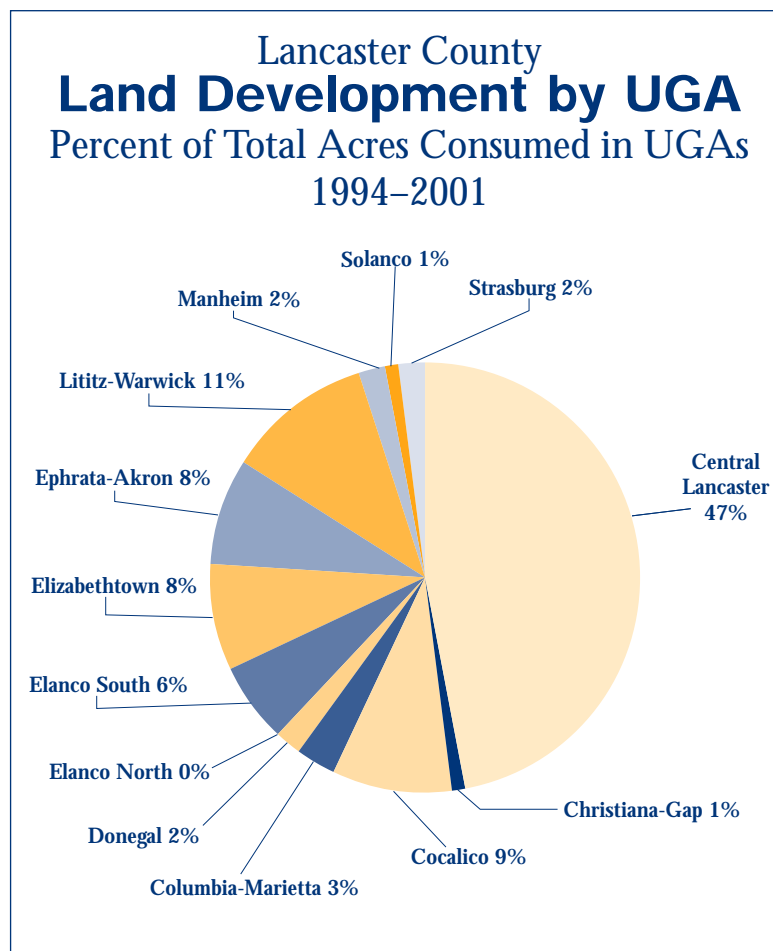
Fastest growing UGAs in terms of acres consumed during 1994–2001:

| | | |
|---------------------------|---------------------|---------------------|
| Central Lancaster (1,693) | Cocalico (347) | Ephrata-Akron (280) |
| Lititz-Warwick (396) | Elizabethtown (285) | Elanco South (229) |

Urban Growth Areas Achieving Target Residential Density

UGAs that achieved the Lancaster County Growth Management Plan target residential development density of 5.5 dwellings per acre or greater for new dwellings during 1994–2001:

| | | |
|--------------------|---------------------|-------------------------|
| Elanco North (8.6) | Solanco (6.7) | Columbia-Marietta (5.7) |
| Donegal (8.2) | Ephrata-Akron (5.9) | Lititz-Warwick (5.7) |



Preserved and Protected Lands

Preserved Lands

29,998 acres of farmland were permanently preserved during 1994 - 2001.

2,752 acres of parkland* were acquired by municipalities during 1994 - 2001.

Protected Lands

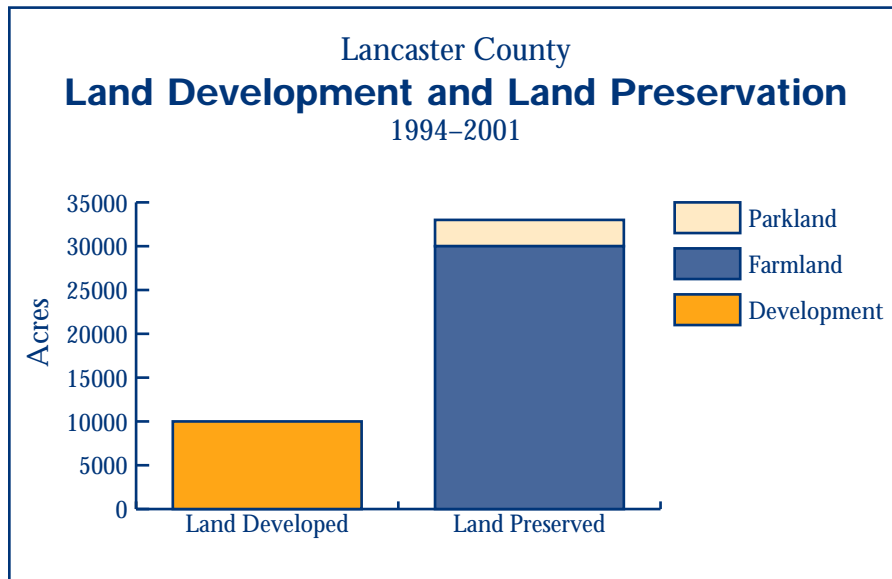
216,515 acres of farmland (outside UGAs and VGAs) were protected by effective agricultural zoning** as of the end of 2001.

8,861 acres were protected by open space zoning** as of the end of 2001.

- ◆ 413 acres were protected inside Growth Areas.
- ◆ 8,448 acres were protected outside Growth Areas.

Land Development vs. Land Preservation

22,382 more acres were preserved than were converted for development in Lancaster County during 1994 - 2001.



* A number of organizations hold conservation easements on open space, however, these figures are not included.

** Effective agricultural and open space zoning permits no more than one lot to be subdivided per each 20 acres of contiguous land.

Equivalent Development Scenarios

1994 - 2001 Scenarios


10,368 acres or 16.2 square miles were converted to accommodate 31,905 people.


16.2 square miles is the equivalent land area of the following communities:

| Lancaster County Equivalent Land Conversion Scenarios (1994-2000) | | | | | | | | |
|--|--------------|-----------------|---------------|--------------|-----------------|----------------|--------------|-----------------|
| Scenario #1 | | | Scenario #2 | | | Scenario #3 | | |
| Municipality | Square Miles | 2000 Population | Municipality | Square Miles | 2000 Population | Municipality | Square Miles | 2000 Population |
| Elizabethtown | 2.6 | 11,887 | Ephrata | 3.6 | 13,213 | Lancaster City | 7.4 | 56,348 |
| Mount Joy | 2.3 | 6,765 | Columbia | 2.4 | 10,311 | Lancaster Twp. | 6.5 | 13,944 |
| Marietta | 0.8 | 2,689 | Denver | 1.3 | 3,332 | | | |
| Millersville | 2.0 | 7,774 | Quarryville | 1.3 | 1,994 | | | |
| New Holland | 2.1 | 5,092 | Lititz | 2.3 | 9,029 | | | |
| E. Petersburg | 1.8 | 4,450 | E. Petersburg | 1.8 | 4,450 | | | |
| Manheim | 1.4 | 4,784 | Akron | 1.3 | 4,046 | | | |
| Strasburg | 1.0 | 2,800 | | | | | | |
| Totals | 14.0 | 46,241 | Totals | 14.0 | 46,375 | Totals | 13.9 | 70,292 |

In Scenarios 1, 2, and 3 above, 16.2 square miles accommodated 53,898, 51,822, and 79,321 people respectively compared to 31,905 people accommodated by the 16.2 square miles converted for development between 1994 and 2001.

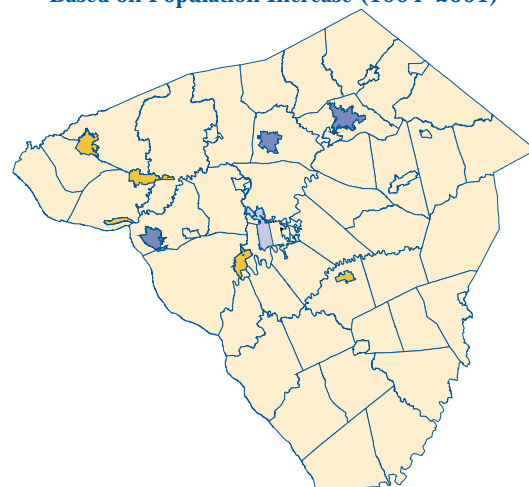
From another perspective, 31,905 people could be accommodated on significantly less land by developing land in existing or new communities equivalent to any of the following scenarios:

 A new community similar to but approximately *half the size* of Lancaster City (31,905 people and 4.2 square miles)

 Five new communities similar to Elizabethtown, Marietta, Millersville, Mount Joy and Strasburg Boroughs (31,915 people and 8.7 square miles)

 Three new communities similar to Ephrata, Columbia, and Lititz (32,553 people and 8.3 square miles).

Lancaster County Land Development
Equivalent Land Development Scenarios
Based on Population Increase (1994-2001)





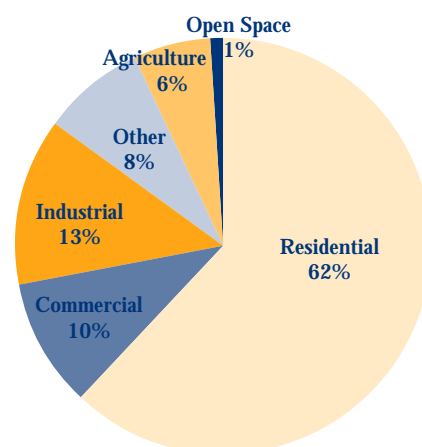
Development Potential in Urban Growth Areas

Vacant Buildable Land within Urban Growth Boundaries

35,145 acres of vacant and buildable land are included in Urban Growth Areas at the end of 2001. Of these 35,145 acres -

- ◆ 1,262 acres are owned by municipalities and school districts, and are therefore not available for other types of development.
- ◆ 2,624 acres are zoned for open space or agriculture. 174 of these acres are owned by municipalities or school districts.
- ◆ 21,642 acres are zoned for residential development. 618 of these acres are owned by municipalities or school districts.

Zoning within UGBs Acres 2001



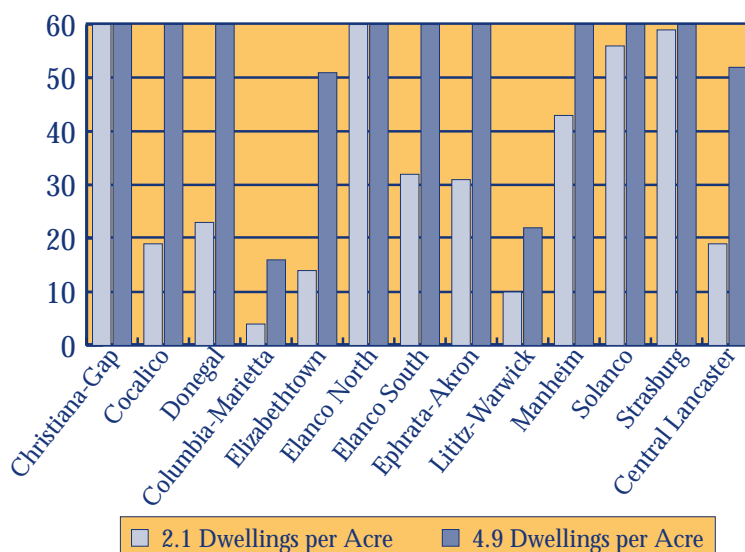
At the current annual rate of total land consumption (456 acres per year) and residential construction (1,396 dwellings per year) and the current annual residential development density (4.9 dwellings per acre), it would take 57 years to develop 75%* of the vacant buildable land inside UGAs.

Residential Land Development Potential

At the 1994-2001 Urban Growth Area average residential development density of 4.9 dwellings per acre, all Urban Growth Areas except the Columbia-Marietta UGA have enough land to accommodate at least 20 years of growth. Nine UGAs could accommodate 60 or more years of growth.

If residential development in Urban Growth Areas occurs at a significantly lower density such as the county-wide average of 2.1 dwellings per acre, five UGAs would have less than a 20-year supply of land at the current development rates. The bar chart to the right illustrates these scenarios.

Lancaster County Urban Growth Areas Residential Land Development Potential



Development Potential in Urban Growth Areas

Central Lancaster Urban Growth Area

14,708 vacant buildable acres are available in the Central Lancaster Urban Growth Area.

- ◆ This amounts to 42% of the vacant buildable land in Urban Growth Areas.
- ◆ At the current average UGA residential development density of 4.9 units per acre, this land would last 53 years.

| Central Lancaster Urban Growth Area Land Availability and Residential Development Potential | | | | | | |
|--|---|---|--|---------------------------------|--|-------------|
| | | | Max. # of Dwellings (in Residential Zones) ³ | | Years of Residential Development (in Residential Zones) ³ Remaining in UGB | |
| Municipality | Vacant Buildable Acres in UGB ¹ (end 2001) | Vacant Buildable Acres Zoned Residential ² | at 2.1 dwellings per acre | at 4.9 dwellings per acre | 2.1 du/acre | 4.9 du/acre |
| E. Petersburg | 310 | 308 | 272 | 1,043 | 38 | 89 |
| Lancaster City | 227 | 107 | 168 | 393 | 9 | 21 |
| Millersville | 250 | 184 | 184 | 677 | 28 | 66 |
| Mountville | 135 | 126 | 199 | 464 | 8 | 19 |
| E. Hempfield Twp | 2,747 | 1,954 | 3,078 | 7,187 | 36 | 84 |
| W. Hempfield Twp | 1,426 | 564 | 888 | 2,072 | 13 | 29 |
| E. Lampeter Twp | 1,493 | 898 | 836 | 3,300 | 20 | 47 |
| W. Lampeter Twp | 846 | 755 | 1,188 | 2,773 | 15 | 36 |
| Lancaster Twp | 1,100 | 984 | 907 | 3,617 | 36 | 83 |
| Manheim Twp | 3,419 | 2,322 | 3,657 | 8,534 | 23 | 54 |
| Manor Twp | 2,168 | 1,074 | 1,691 | 3,945 | 17 | 41 |
| Pequea Twp | 589 | 497 | 495 | 1,827 | 94 | 218 |
| Totals | 14,708 | 9,773 | 13,564 | 35,827 | 20 | 53 |

¹ 528 acres of land owned by municipalities and school districts has been subtracted from these figures.

² 365 acres of land owned by municipalities and school districts has been subtracted from these figures.

³ Maximum number of new dwellings and years of residential development are calculated based on development of 75% of the residentially-zoned land in Urban Growth Areas. This provides for a market flexibility factor of 25% and recognizes that not all land within UGAs will be available for development.

* Not all land within UGAs will be available for development; therefore, the total amount of vacant buildable land available (35,145 acres) inside UGAs was first reduced by the 1,262 acres of publicly-owned land and then further reduced (by 8,471 acres) to 25,412 acres to allow for a 25% market flexibility factor.

Lancaster County

1990-2000

Population Growth

Population growth for Pennsylvania between 1990 and 2000 rose 3.4%.

Lancaster County grew at a rate of 11.4%.

- ◆ This was down from the 1980–1990 rate of 17%.
- ◆ Lancaster County's growth rate ranked 9th out of Pennsylvania's 67 counties.
- ◆ 27 municipalities grew at a rate greater than the county average of 11.4%
- ◆ 6 municipalities lost population during 1990-2000: Columbia, Eden, Manheim Borough, Marietta, Millersville, and Pequea.

Lancaster County's population increased by 47,836 between 1990 and 2000.

- ◆ 2/3 of the population growth was due to natural increase.
- ◆ 1/3 of the population growth was due to net migration.

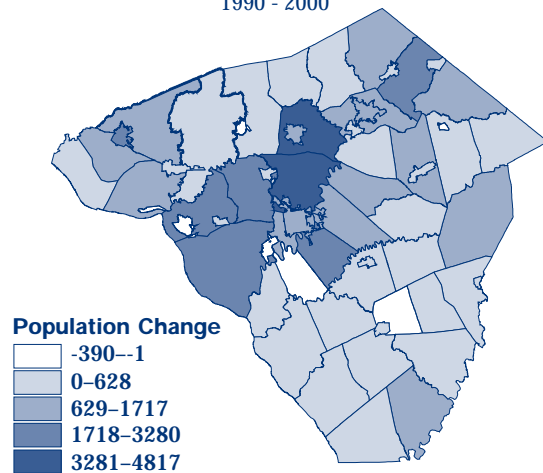
Lancaster County's 2000 population was 470,658.

- ◆ Lancaster County is the 6th most populous of Pennsylvania's 67 counties.

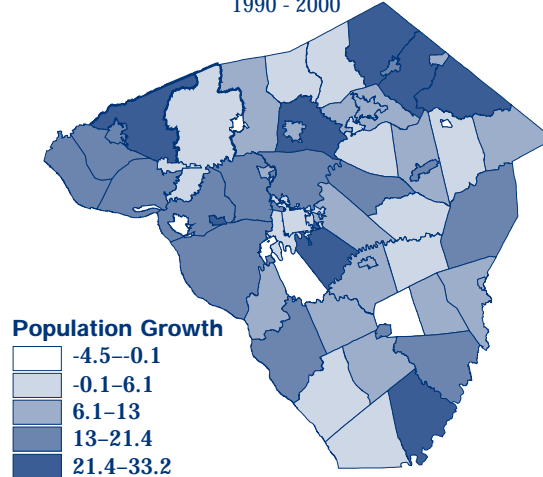
| Pennsylvania County Ranking by Total Population 2000 | | |
|--|--------------|--------------------|
| Rank | County | 2000 Population |
| 1 | Philadelphia | 1,517,550 |
| 2 | Allegheny | 1,281,666 |
| 3 | Montgomery | 750,097 |
| 4 | Bucks | 597,635 |
| 5 | Delaware | 550,864 |
| 6 | Lancaster | 470,658 |
| 7 | Chester | 433,501 |
| 8 | York | 381,751 |
| 9 | Berks | 373,638 |
| 10 | Westmoreland | 369,993 |

■ Adjacent Counties

Lancaster County
Population Change by Municipality
1990 - 2000



Lancaster County
Population Growth by Municipality
1990 - 2000



- ◆ Lancaster County experienced the 4th largest population gain in the state trailing only Philadelphia, Chester, and Bucks counties.

The and population (and extent) of the Lancaster urbanized area—Lancaster City and the adjacent developed areas of surrounding townships—increased from 193,000 persons in 1990 to more than 323,000 persons in 2000.

- ◆ If the municipalities in this central urbanized area of the County were a single city, it would be the third largest city in Pennsylvania.

1990-2000

A Decade of Change

Age of Population

Percentage of persons 65 and over:

- ◆ National average is 12%
- ◆ State average is 16%
- ◆ Lancaster County's average is 14%

More than half the municipalities within Lancaster County have equal or higher percentages of persons 65 and over living in their communities.

- ◆ The top five in ranking are: West Lampeter (28%), Christiana Borough, (23%), Lititz Borough (21%), Manheim Township (21%) and East Drumore (20%).

Fastest Growing Municipalities

Manheim Township

- ◆ greatest population increase - 4,817 people.

Warwick and West Lampeter Townships

- ◆ highest rate of population growth - 33%.

East Cocalico Township

- ◆ greatest amount of land consumed - 421 acres.

Elizabethtown

- ◆ largest population increase of all boroughs - 1,935 people.

| Lancaster County Fastest Growing Municipalities (1990-2000) | | | |
|---|-----------------|---------------------|-----------------------|
| Municipality | Acres Developed | Population Increase | % population increase |
| Manheim Twp | 333 | 4,817 | 17 |
| Warwick Twp | 403 | 3,853 | 33 |
| W. Lampeter Twp | 234 | 3,280 | 33 |
| E. Hempfield Twp | 407 | 2,802 | 15 |
| Manor Twp | 362 | 2,368 | 17 |
| W. Hempfield Twp | 264 | 2,186 | 17 |
| E. Cocalico Twp | 421 | 2,145 | 28 |
| Elizabethtown | 29 | 1,935 | 19 |
| Mount Joy Twp | 377 | 1,717 | 26 |
| E. Lampeter Twp | 298 | 1,557 | 13 |

Municipal Planning and Growth Management

The 1990s saw a decade of unprecedented multi-municipal planning and regional cooperation.

- ◆ 44 of 60 municipalities updated their comprehensive plans.
- ◆ 20 of these 44 municipalities participated in multi-municipal plans.
- ◆ 7 multi-municipal comprehensive plans were developed.
- ◆ 4 multi-municipal parks and recreation plans that involved 21 municipalities were developed.
- ◆ 2 multi-municipal wastewater facilities plans that involved 11 municipalities were completed.

Multi-Municipal Comprehensive Plans Completed (1990-2000)

Lititz-Warwick (1999)
 Elizabethtown (1997)
 ELANCO (1996)
 Donegal (1995)
 Strasburg (1995)
 SOLANCO (1994)
 Manheim Central (1993)

Issues to Address

Over the past decade, Lancastrians have made considerable progress in managing the growth pressures that the County has faced. Growth management has a solid foundation in Lancaster County. In order to maintain this foundation and build upon it, we need to address the issues presented in the *Growth Tracking Report*.

The Lancaster County Planning Commission will begin the process of updating the Growth Management Plan component of the Lancaster County Comprehensive Plan in early 2003. The issues outlined below have been derived from the data and analysis in the *Growth Tracking Report*. These issues should be considered in the update to the growth management plan.

Full Implementation of Urban and Village Growth Areas

- ◆ Cooperatively develop and adopt UGAs (Providence and East Drumore Townships).
- ◆ Evaluate the need for Village Growth Boundaries in rural municipalities.
- ◆ Direct 80% of projected land development to Urban Growth Areas.
- ◆ Maximize the use of land inside UGAs.
- ◆ Maximize the development potential of the residentially-zoned land in UGAs.
- ◆ Plan and zone for a variety of housing types and densities with an average density of 5.5 dwellings per acre inside UGAs.
- ◆ Plan for and provide public water and sewer to all areas within UGAs.
- ◆ Limit the amount of development that can occur outside of UGAs to no more than 20% of the total residential units to be built.

Pattern and Timing of Growth in Urban Growth Areas

- ◆ Coordinate the provision of all essential infrastructures with growth.
- ◆ Maximize the efficiency of existing infrastructure in accommodating growth.
- ◆ Achieve the target density of 5.5 dwellings per acre for new residential development in all Urban Growth Areas.

Multi-Municipal Planning and Regional Cooperation

- ◆ Ensure consistency between county and local plans and between local plans and local ordinances.
- ◆ Implement multi-municipal plans through zoning and other land use controls.
- ◆ Establish forums for municipal officials to work cooperatively on regional issues within Urban Growth Areas.

Smart Growth Strategies for Rural Areas

- ◆ Reduce land consumption outside Growth Areas.
- ◆ Develop more efficient ways of accommodating rural population growth.
- ◆ Improve the effectiveness of agricultural zoning, and establish additional agricultural security areas.
- ◆ Limit the extension of public infrastructure outside of urban growth areas.
- ◆ Link land use controls with major transportation infrastructure enhancements.

Land Preservation Programs

- ◆ Increase coordination between the land preservation programs of county and local organizations and agencies and the growth management programs of county and local governments.

Population and Land Use Projections

- ◆ Evaluate the accuracy of 2010 population and land use projections.
- ◆ Cooperatively develop 2030 population projections, trends, and targets for the county and its municipalities.
- ◆ Evaluate local, regional, and interstate influences in developing county and local land use projections.
- ◆ Consider the county's demographics as identified by the 2000 census in county and local planning.
- ◆ Consider the influences of planned land uses on the county's population and demographics.



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